

048.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

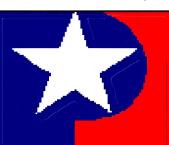
747,900 / 747,900

USE VALUE:

747,900 / 747,900

ASSESSED:

747,900 / 747,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
24		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HISCOCK FREDERICK M-ETAL	
Owner 2: HISCOCK JEANETTE E	
Owner 3:	

Street 1: 24 MYSTIC LAKE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,368 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6368		Sq. Ft.	Site		0	80.	0.96	1									488,833						488,800	

Total AC/HA: 0.14619

Total SF/SM: 6368

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 488,833

Spl Credit

Total: 488,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

747,900 / 747,900

747,900 / 747,900

747,900 / 747,900

747,900 / 747,900

User Acct	33966
GIS Ref	
GIS Ref	
Insp Date	
11/10/18	

USER DEFINED

Prior Id # 1:	33966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:08:41
LAST REV	
Date	Time
04/25/19	14:59:07
apro	
4055	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

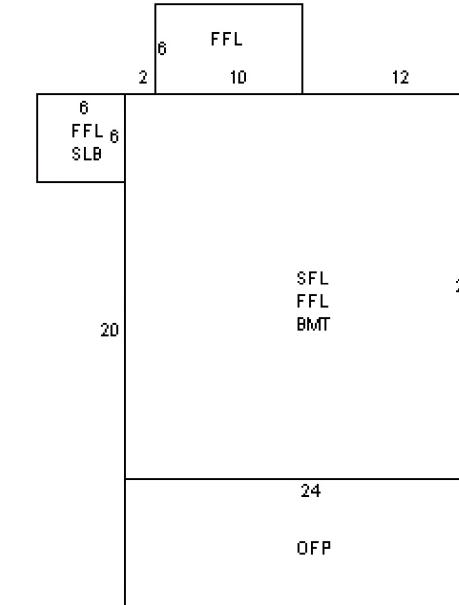
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 6	BRs: 3
	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	

Name:	
-------	--

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	31	%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj \$ / SQ:	172.954
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371025
Depreciation:	115018
Depreciated Total:	256007
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	256000
Val/Su SzAd	199.75

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

048.0-0002-0007.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS**PARCEL ID**

048.0-0002-0007.0

CODE

Description A Y/S Qty

Size/Dim Qual Con Year

Unit Price D/S Dep LUC

Fact NB Fa Appr Value

JCod JFact Juris. Value

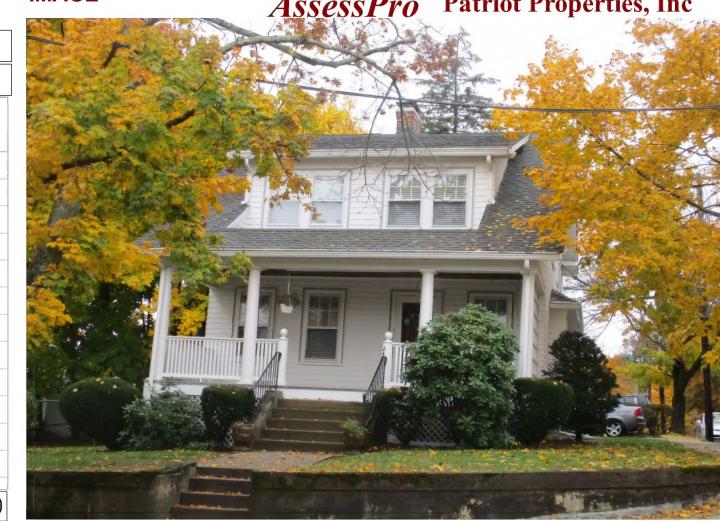
3 18X10 1 1916 28.89 T 40 101 3,100 3,100

More: N Total Yard Items: 3,100 Total Special Features: []

Total: 3,100

SKETCH**SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	720	172.950	124,527	SFL	90				
BMT	Basement	624	51.890	32,377						
SFL	Second Floor	562	172.950	97,131						
OPF	Open Porch	216	23.790	5,138						
SLB	Slab	36	17.300	623						
Net Sketched Area:				2,158	Total:	259,796				
Size Ad	1281.5999	Gross Are	2220	FinArea	1282					

IMAGE**AssessPro Patriot Properties, Inc**